

# Mobile Home Advisory Board [MHAB]

## Meeting Notes - Special Meeting

December 9, 2013

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1. **Call to Order:** Vice Chair Daniel Kittredge called the MHAB meeting to order at 7:00 PM, at Huntington Beach City Hall, 2000 Main Street, Room B-8, Huntington Beach, CA.

2. **Roll Call**

**Members Present:** Mary Jo Baretich, Don Castleman, Michael Cirillo, Sharon Dana, Tim Geddes, Daniel Kittredge, Patricia Taylor, and Manuel Vizinho

**Excused Absent:** Amber Monte

**Staff Present:** Scott Hess, Rosemary Medel, Paul D' Alessandro, Kellee Fritzal and Denise Bazant

3. **Public Comments (agenda items):**

Terry Haxton, HOA President, Del Mar Estate, presented recommendations for MHAB member regarding parks and what owners' expect from Board. Josephine Capelle, Rancho Huntington, spoke regarding rent increases and stated she was in support of Senior Park Overlaying. Gary Thiessen, Rancho Huntington, in support overlay and park limitations on parking if converted from a senior park to a family park.

4. **Introduction & Oath of Office to New Members:**

Don Castleman, new member of the MHAB and owner of Huntington Mobile Home Estates, introduced himself. Tim Geddes introduced himself a Huntington Beach homeowner and a regular attendee of the Mobile Home Advisory Board. At this time, Fritzal administered the Oath of Office to Don Castleman and Tim Geddes.

5. **Election of Chair -**

Election of Chairperson – Kittredge called for nominations for election of Chair. Vizino nominated Dan Kittredge as Chair. Cirillo seconded the motion. Taylor nominated Tim Geddes as Chair. Baretich second the motion.

Vote was taken for the nomination of Dan Kittredge as Chair (***Approved 5-3***)

Kittredge nominated Manuel Vizinho as Vice-Chair. Cirillo seconded the motion. Taylor nominated Tim Geddes as Vice-Chair. Dana second the motion.

Vote was taken for the nomination of Vizinho as Vice-Chair (***Failed 4-4***).

Fritzal stated that the election for Vice-Chair was not on the Agenda and would be on the next meeting.

**6. New Business:**

**Presentation and Discussion on Proposed Overlay Zone Ordinance Regarding Restricting Senior Mobile Home Parks and becoming Family Parks** – Fritzal introduced Rosemary Medel, Associate Planner, and Paul D' Alessandro, Assistant City Attorney. Rosemary Medel spoke regarding the creation of a new chapter in the Zoning Code by implementing an Overlay Zone Ordinance. Currently, the implementation of the Overlay Zone Ordinance is in the Environmental Review process which has a 30-day public comment period. The public comment period will end on December 16, 2013, at 5:00 p.m. The next step is the submittal to the Planning Commission which will be heard at its Tuesday, January 14, 2014, at 5:15 p.m. On January 28, 2014, the Planning Commission will hold a Public Hearing and will make recommendations to the City Council. On March 3, 2014, the City Council will hold a Public Hearing regarding the Ordinance. Then two weeks later, the City Council will hold its second Public Hearing on March 17, 2014. It is anticipated that the Ordinance will be into effect on April 16, 2014 (30-days after second Public Hearing at City Council).

Geddes inquired about the feedback during the Environmental Review public review period. Medel responded that 2 letters had been received.

At this time, seven (7) speakers spoke regarding the Overlay Zone Ordinance. Speakers were: Carol Neely, Rancho Huntington; Sylvia Cole; Betsy Crimi, Rancho Huntington; Maura Van Strien, Rancho Huntington; Terrence Strombitski; Terry Haxton, and Tom Cox.

**7. Public Comments (non agenda items):** None

**8. Member Comments:**

Dana commented in support of the Overlay Zone Ordinance regarding restricting senior mobile home parks from becoming family parks.

Baretich commended Council Member Katapodis for bring forward the Overlay Zone Ordinance to the City Council.

Taylor inquired as to how owners arrive at amounts of rent increases and move in rates for parks.

Geddes stated that he hopes to be an objective member and help build consensus to the meeting. He also wanted to thank the attendees of the meeting. He also encouraged all Board members to visit the parks and become more familiar with all parks by the March Board meeting. He also stated he wanted feedback from all members of the Board from their visits to the parks in March. Geddes asked for a letter to be sent to all Park Owners/Managers allowing members to Board Members visit the parks and to gather information on how the park is running and if there are any issues.

9. Cirillo stated that it was a good suggestion for Board Members to visit the parks which would give an idea of the similarities and differences of each park. Cirillo asked staff what is a business owners' obligation to speak to the Board about their parks. Fritzal responded that it is up to each owner if they would like to share their business plan with the Board. She also stated it a decision of the entire Board to invite park owners to the meeting. Fritzal stated that she would confer with the City Attorney's office regarding if a Board member requesting a meeting with the owners' of parks on behalf of the City.

10. **Next Meeting Agenda Items:** Fritzal announced that a representative from Fair Housing Foundation will give a presentation to the Board at its January 27, 2014 meeting. It was also decided to have all board members give a brief introduction and background on themselves. Election of Vice Chair will also be on the next meeting agenda.

At this time, Geddes motioned to meet monthly until the overlay is implemented. Kittredge explained that a vote cannot be taken because the item was not on the agenda; however, the item will be placed on the January agenda.

Geddes also recommended to agendize a discussion regarding "Space Rent Spiking" with residents and owners at its January meeting. Kittredge suggested that staff confer with City Attorney's office and report in January. Geddes emphasized the urgency of the owners' coming to the meeting because of rent increases that face the mobile home owners that will be effective January 1<sup>st</sup>. Cirillo questioned the urgency of these monthly meeting since the Board does not have input to park rent increases. Kittredge stated that it has been his experience on the Board that mobile home owners are not open to sharing their business plan with the Board. Fritzal will invite owners to the April, July, and October Board meetings. It will be up to owners to come to the meetings and discuss their business plan.

11. **Adjournment:** Moved by Kittredge and seconded by Dana to adjourn meeting at 8:15 pm to the next regular scheduled meeting of January 27, 2014, at 6:00 pm, held at City Hall, 2000 Main Street, Huntington Beach, Room B-8.